



# 25 Dunmail Manor

Dunmail Avenue, Cults, Aberdeen AB15 9LW



mackinnons  
solicitors



Protected by a security entry system the well maintained communal entrance hall provides lift or stair access to all floors. The property entrance hall provides access to all accommodation and benefits from a deep fitted cupboard with shelved storage. A generous lounge/dining area features a bay window overlooking North Deeside Road and offers ample space for a range of furnishings. Sliding pocket door to the well appointed galley style kitchen, fitted with a range of wall and base units incorporating ample work surface with stainless steel sink and splashback tiling. Integrated hob with extractor hood and free standing washing machine and fridge/freezer to remain. A spacious double bedroom overlooks the front of the property which benefits from extensive wardrobes with sliding mirrored doors providing shelf and hanging space and houses the hot water tank. A good sized, centrally set shower room fitted with a white suite and separate fully aqua-panelled shower enclosure housing a Mira electric shower.

The development benefits from a large resident's lounge with communal kitchen facility and two spacious guest bedrooms for visitor use. There are well maintained gardens with ample seating areas and borders stocked with an abundance of established shrubs and seasonal plants.

The property benefits from electric heating and emergency pull cord system. A property factor service is in place for maintenance and buildings insurance, currently approximately £3,200.00 per annum.

Forming part of a purpose built courtyard development for the over 55's, this deceptively spacious one bedroom first floor apartment offers well proportioned accommodation. The communal areas and gardens are maintained under a factor service with security entry system. The development is further enhanced by a resident's lounge and two guest rooms for visitors.

The property is ideally positioned for local amenities within the village and transport links.





- Generous Lounge/Dining Area
- Well Appointed Kitchen
- Spacious Double Bedroom
- Modern Shower Room
- Resident's Lounge and Shared Gardens
- Electric Heating and Double Glazing



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**

Band D

**EPC**

Band C

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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